



PETITION NUMBER:	0808-PUD-02
SUBJECT SITE ADDRESS:	14911 Ditch Road
PETITIONER:	Estridge Development Company, Inc.
REQUEST:	Change in zoning to include the subject site in the Brookie PUD (Centennial South)
CURRENT ZONING:	AG-SF-1
CURRENT LAND USE:	Single-family Detached Dwelling, Agricultural
APPROXIMATE ACREAGE:	6.75
EXHIBITS:	1. Staff Report 2. Technical Advisory Committee Letters 3. Petitioner's Exhibits
STAFF REVIEWER:	Al Salzman

ZONING HISTORY

0808-DP-11	Development Plan Review (<i>pending</i>)
0808-SPP-02	Primary Plat (<i>pending</i>)
0505-SFP-11	Secondary Plat
0501-DP-04	Development Plan Review
0501-SPP-01	Primary Plat
0407-PUD-05	Change in zoning - Planned Unit Development

PETITION HISTORY

The August 4, 2008 Workshop Meeting represents the first appearance of this petition before the Advisory Plan Commission.

PROCEDURAL

- Requests for changes in zoning to PUD Districts are required to undergo public hearing. The public hearing for this petition is scheduled for the August 18, 2008 meeting of the APC.
- The purpose of the workshop meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the August 4, 2008 workshop meeting.
- Notification of the August 4, 2008 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure on July 25, 2008.
- Notice of the August 4, 2008 Workshop Meeting was posted to the City web site and at City Hall.



INTRODUCTION

The requested change in zoning would add approximately six and three-quarters (6.75) acres of property adjacent to the Brookie PUD (Centennial South Development) to the Brookie PUD, allowing the additional acreage to develop in compliance with the existing terms of the Brookie PUD. The proposed amendment to the Brookie PUD would also modify the concept plan associated with the original Brookie PUD to reflect the additional acreage. The proposed amendment to the Brookie PUD would make no other modification to any existing standards or requirements of the approved Brookie PUD.

PUD STANDARDS

A planned unit development shall:

1. Address the policies included in the Comprehensive Plan specific to the neighborhood in which the PUD is to be located so as to encourage consistency with the community development vision as presented in the Comprehensive Plan.

See discussion of Public Policies and Indiana Code, below.

2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD.

The additional acreage would be developed in a manner consistent with the abutting portion of the PUD.

3. Buffer different types of land uses and development intensities outside of the PUD from those within the PUD so as to minimize any adverse impact which new development may have on existing or zoned development.

The existing, approved buffering standards of the Brookie PUD would apply to the additional acreage.

4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.

The approved Brookie PUD includes areas of green space. The proposed amendment would not impact or reduce those areas.



5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.

The additional acreage is generally flat and without distinguishing natural features or constraints.

6. Promote architecture that complements the surroundings.

Architectural requirements would not differ from the approved architectural standards contained in the Brookie PUD.

7. Counteract urban monotony and congestion on streets.

The proposed street within the additional acreage would be coordinated and integrated into the approved design of Centennial South.

8. The area designated in the PUD map must be a tract of land under single ownership or control. Single control of property under multiple ownerships may be accomplished through the use of enforceable commitments.

Proof of ownership and consent has been provided for the petition file.

9. The concept plan shall indicate the land uses, development standards, and other applicable specifications which shall govern the development of the PUD site in lieu of the regulations for the non-planned unit development district. If the concept plan is silent on a particular land use, development standard, or other applicable specification, then the standards of the non-planned unit development district or the applicable regulations shall apply.

The proposed amended concept plan identifies the location of all proposed uses.

10. The PUD concept plan map shall show the general location of all improvements.

The proposed amended concept plan identifies the general location of all proposed improvements.

11. The PUD must comply with all required improvements, construction standards, design standards, and all other engineering standards contained within the Zoning Ordinance, other pertinent regulations, and adopted standards and policies, except where modification is specifically authorized through the provisions of this Section of the Ordinance.



Construction of the infrastructure to serve the additional lots proposed on the additional acres would be consistent with the other constructed portions of the Centennial South development, unless otherwise modified at the request of WPWD.

12. The PUD must include a statement of recreational amenities and how they benefit the PUD residents.

The proposed amendment would not modify the approved statement of recreational amenities included in the approved Brookie PUD.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Amended Westfield-Washington Township 2020 Plan includes the portion of the subject in an area identified as "Existing Suburban." Development policies for the Existing Suburban (page 38) recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Ditch Road as a "Secondary Arterial," and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8)-foot asphalt path within the right-of-way of Ditch Road.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site.

Water & Sewer System

Water and sewer service for the subject site would be provided through infrastructure installed as part of the Centennial South PUD.

Annexation

The subject site is within the corporate boundaries of the City of Westfield.

TECHNICAL REVIEW

This petition underwent preliminary review by the Technical Advisory Committee at the July 22, 2008 TAC meeting. Agencies represented included Westfield Public Works, the Hamilton County Surveyor's Office, Citizen's Gas, and the Indiana Department of Transportation. As of the date of this report, a comment letter has been received from the Hamilton County Surveyor's Office (Exhibit 2). The other identified agencies have yet to issue comments.

INDIANA CODE



IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Amended Westfield-Washington Township 2020 Plan includes the portion of the subject site in an area identified as "Existing Suburban." Development policies for the Existing Suburban (page 38) recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.

2. Current conditions and the character of current structures and uses.

The subject property is currently improved with a single-family detached dwelling and agricultural outbuilding. Neighboring properties to the east and south are undergoing development with single-family detached dwellings in a subdivision. Property to the west is used agriculturally, and property to the north is used in a light industrial manner.

3. The most desirable use for which the land is adapted.

The subject site is improved with a dwelling and agricultural building of a character and function inconsistent with the abutting residential subdivision. The influence of this development has the potential to make this site less suitable for continued agricultural use. The requested change in zoning for the site may represent the most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.

This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The subject property is contiguous to other development to the south and east, and further development of the subject site would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on the subject property.

APPLICABLE COMMITMENTS

None have been submitted as of the date of this report.

RECOMMENDATIONS

Forward this petition to the August 18, 2008 meeting for the scheduled public hearing.

AFS



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

July 24, 2008

The Schneider Corporation
ATTN: Jamie Ford
8901 Otis Avenue
Indianapolis, IN 46216-1037
VIA E-MAIL: jford@schneidercorp.com

RE: Centennial South Expansion

Dear Mrs. Ford:

We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on July 1, 2008 for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project falls in the Hinshaw Henley Regulated Drain Watershed.
3. This proposed project DOES NOT fall within a Westfield Wellhead Protection Zone.
4. Along with all other sections of Centennial, this new part of Centennial will be a Hamilton County Regulated Drain Subdivision. As part of the previous agreements, the curblin SSD will remain private or under the jurisdiction of the City of Westfield and will not become part of the regulated drain system.
5. Please submit the following procedural items to this office, petition for regulated subdivision, outlet permit (Williams Creek Drain), subdivision non-enforcement agreement (Williams Creek Drain), engineer's estimate, and all associated bonds for 120% of construction cost. The applications are available on our website at <http://www.co.hamilton.in.us>, go to Departments, Surveyor, and Forms. The bonds will include storm sewers and monumentation.

6. The Hamilton County Stormwater Management Technical Standards Manual does not allow detention of residential lots (Section 302.05). Please look into ways to increase the detention volume to lower the 100 year elevation or reconfigure the basin layout to try to keep the detention up to the 100 year event in the common area. Also, please delineate the limits of the 100 year elevation in the dry detention basin.
7. Please show the emergency overflow weir and path for the dry detention basin.
8. HCSO Standards require SSD in dry detention areas or 2% cross-slope. Since the depth for connecting the SSD is limited by existing pipe (unless you can use Str. E134 with minimal cover), consider design of low flow channels between the inlets and the basin outlet.
9. Please change all applicable storm sewer details to Hamilton County Surveyor's Office Standard Details.
10. The width of the easement of the east side of lot 14 seems a little to narrow. HCSO will agree to the "offset" easement if we can get closer to say 9' and 21' on the pipe run.
11. Please revise the landscape plan to move the trees from on top of the regulated drain storm sewers. HCSO ideally would like to have no trees within 15' of the centerline of the pipe, but slight encroachments can be considered.
12. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

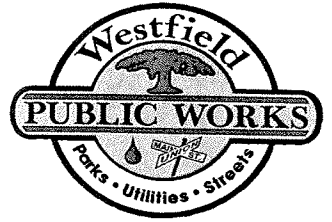
Sincerely,



Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Westfield Public Works
Wes Rood – Westfield Public Works
Al Salzman – City of Westfield
Dave Lucas – HCHD
Brian Stump – Estridge Development

WESTFIELD PUBLIC WORKS



July 22, 2008

The Schneider Corporation
Attn: Mrs. Jamie Ford
8901 Otis Avenue
Indianapolis, IN 462016

BOARD OF PUBLIC WORKS
J. ANDREW COOK, MAYOR
JOHN B. HART, BOARD MEMBER
PATRICK TAMM, BOARD MEMBER

CHIEF ADMINISTRATIVE OFFICER
BRUCE A. HAUKE

DIRECTOR OF PUBLIC WORKS
KURT J. WANNINGER

RE: Centennial South Expansion Construction Plan Review

Dear Mrs. Ford:

The Westfield Public Works Department has reviewed the proposed construction plans for the above project and offers the following comments:

General

1. I have attached the original plans with our comments. Please provide one (1) set of revised plans showing our comments and revisions **along with our original marked-up set.**
2. The review checklist attached shows the deficient areas that need correction. Any item in green is acceptable. Any item in blue is not applicable. Any item in red/orange needs to be addressed.
3. Please provide 110% performance bonds for all public infrastructures. The bond application forms are attached and the bonds must be executed before any construction commences.
4. Please provide an electronic file of this project and note our digital as-built requirements.
5. Please note additional comments may be warranted at a later date.

Water

1. The water availability fees will be \$25,200.00. There is also a subsequent connector fee of \$13,357.18. These fees must be paid before the preconstruction meeting.
2. Please adjust the spacing of the fire hydrants so there is no more than 300' between each hydrant.
3. Please extend the water main so it wraps at least 75% of the cul-de-sac.

4. No water main shall be within eight (8) feet of a sanitary sewer manhole, a storm sewer manhole or a drainage grate support structure as measured from the outside edge of the water main to the outside edge of the sanitary sewer manhole, storm sewer manhole, or drainage grate support structure. Please pull the water main back so it lies underneath the sidewalk. This will allow for enough clearance.
5. There are a few lots that appear to have been removed. Please indicate on the plans what is going to be done with the laterals that are already stubbed.
6. Please add details for a $\frac{3}{4}$ dual water meter and pit, $\frac{3}{4}$ water meter and pit, and the double water service.

Sanitary Sewer

1. The sanitary sewer availability fees \$49,000.00. This must be paid before the preconstruction meeting.
2. Please add a note stating that all sanitary sewer laterals must have locate wire run when installing.
3. Please indicate on the plans the sanitary sewer extension must be bored under Monticlair Drive.
4. Please add type #2 cleanouts for laterals over 100' in length.
5. Please add details for MH spacer rings, jacking and boring, and type #1 and #2 cleanouts.

Storm Sewer

1. Please add chapters 400 and 500 from the Westfield Stormwater manual to your specification sheets.
2. Please provide a copy of the HCSO outlet permit and subdivision non-enforcement.
3. Please show distance and slope for all drainage swales.
4. Please add a note stating all subsurface drain tiles shall be double wall and smooth bore.
5. Please replace the flared end sections with beehives and pipe them together instead of dumping everything into a swale.

Erosion Control

1. Please note that the erosion control plan must be executed before any construction commences.
2. Please dedicate an area for soil stockpiling on the plans. Provide silt fence around this area.
- X 3. The staging area must be stoned with 3" coarse aggregate. Additionally the construction entrance and staging area must be maintained throughout the construction process.
4. Please provide a detail for the staging area and additional notes for maintenance.
5. Please provide legend symbol for staging area.

6. The earthen mounds on the north side of the construction area must be seeded and an erosion control blanket needs to be applied.

X 7. Please provide the publisher's affidavit. We need a copy of the newspaper clipping.

Streets

1. Please widen the road to be 31' from back of curb to back of curb.
2. Please provide right of way instead of an easement.
3. Ditch Road is a secondary arterial and needs a 60' half of right of way.
4. Please provide an 8' asphalt trail along the frontage of Ditch Road.
5. Please provide the radius for the cul-de-sac. Please provide a separate detail to show how the island will be constructed.
6. Please provide WPWD with an auto turn file showing the fire department's largest vehicle cleaning making a turn around.
7. Please provide Westfield's current detail G-07. In order to have the trees within the right of way there needs to be a second **non-perforated** drain tile installed. All SSD's must be double wall smooth bore. In lieu of the non-perforated drain tile the trees may be placed outside the right of way.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department. You will be informed when the proposed construction plans are acceptable. At that time you will submit eight (8) sets of plans to be stamped as being accepted by WPWD. All construction plans must be stamped by this office before construction can commence. After plans have been approved, please call for a Pre Construction meeting.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Pete White
Plan Reviewer
Development/Construction
pwhite@westfield.in.gov

Cc: Al Salzman, Westfield Planning Department
Garry Harling, Westfield Fire Department
Greg Hoyes, HCSO
Mark McCauley, HCSWD